083.0	0005	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	651,300 /	651,300
USE VALUE:	651,300 /	651,300
ASSESSED:	651,300 /	651,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY SEANAN B
Owner 2:	LEINICKE SARAH
Owner 3:	
Street 1:	88 PARK AVENUE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LEWIS AMY/GENEST PETER C -
Owner 2:	-
Street 1:	88 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1927, having primarily Asbestos Exterior and 1598 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5008.000	252,100		399,200	651,300
Total Card	0.115	252,100		399,200	651,300
Total Parcel	0.115	252,100		399,200	651,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.57 | /Parcel: 407.57

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	52203
GIS Ref	
GIS Ref	
Insp Date	08/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 083.0-0005-0007.0

!6789!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	252,100	0	5,008.	399,200	651,300		Year end	12/23/2021
2021	101	FV	233,000	0	5,008.	399,200	632,200		Year End Roll	12/10/2020
2020	101	FV	233,300	0	5,008.	399,200	632,500	632,500	Year End Roll	12/18/2019
2019	101	FV	203,800	0	5,008.	393,500	597,300	597,300	Year End Roll	1/3/2019
2018	101	FV	203,800	0	5,008.	302,200	506,000	506,000	Year End Roll	12/20/2017
2017	101	FV	203,800	0	5,008.	285,100	488,900	488,900	Year End Roll	1/3/2017
2016	101	FV	203,800	0	5,008.	262,300	466,100	466,100	Year End	1/4/2016
2015	101	FV	179,100	0	5,008.	245,200	424,300	424,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:30:04

LAST REV

Date	Time
08/28/18	11:17:48
apro	

PAT ACCT. 6789

USER DEFINED

Prior Id # 1:	52203
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEWIS AMY/GENES	1422-77		8/29/2012		420,000	No	No		
CHUNG CONRAD/BO	1327-25		9/27/2006		429,900	No	No		
HOSKINS JONNY M	1275-197		10/20/2003		388,000	No	No		
GREENE GARY R	1268-170		5/30/2003		315,000	No	No		
GREENE ELSIE J	1257-194		9/12/2002	Family	1	No	No		
	501-589		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2013	137	Manual	2,877	C				
6/27/2003	515	Redo Kit	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/13/2018	MEAS&NOTICE	CC	Chris C
5/21/2013	Info Fm Prmt	EMK	Ellen K
12/30/2008	Meas/Inspect	294	PATRIOT
12/31/2006	MLS	MM	Mary M
9/14/2003	MLS	MM	Mary M
1/14/2000	Mailer Sent		
1/14/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5008		Sq. Ft.	Site		0	70.	1.14	6									399,169						399,200	

Total AC/HA:	0.11497	Total SF/SM:	5008	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,169	Spl Credit		Total: 399,200

EXTERIOR INFORMATION

Type:	2 - Bungalow
Sty Ht:	1A - 1 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.30707121
Const Adj.:	0.94031191
Adj $ / SQ:	122.905
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	309750
Depreciation:	57613
Depreciated Total:	252136

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

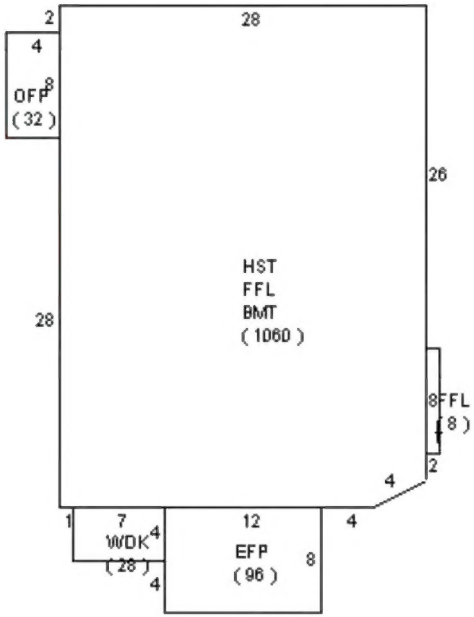
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	122.91
Special Features:	0	Val/Su Net:	89.59
Final Total:	252100	Val/Su SzAd	157.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,068	122.910	131,263
BMT	Basement	1,060	36.870	39,084
HST	Half Story	530	122.910	65,140
EFP	Enclos Porch	96	52.270	5,018
OFP	Open Porch	32	41.370	1,324
WDK	Deck	28	15.040	421

Net Sketched Area:	2,814			Total:	242,250
Size Ad	1598	Gross Area	3344	FinArea	1598

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 083.0-0005-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	